



September 8, 2023

Rose Quezergue, MBA  
Infrastructure Project Manager II  
2817 Canal Street  
New Orleans, LA 70119

**RE: Request for base contract adjustment**

Dear Ms. Quezergue,

Landmark Consulting and its subconsultants were awarded the Napoleon Avenue Building Renovation and Upgrade project in April 2012. This request is to modify our base contract cost totaling \$281,461.80. The original contract cost was based on a construction budget of \$2,298,878.00 and the current construction has escalated to \$5,147,179.90 including approved change orders for unforeseen conditions. Our basic services have not been modified to account for the escalation in construction cost over the last eleven years.

The job was delayed multiple times by the Owner, because of multiple changes to the scope, true budget, and project complexity. The Owner has agreed and paid for additional services to the contract for re-design and re-engagement of the project due to these delays.

**Summary of Changes and Timeline**

- Design Change Order#1- June 2013
  - Bid package for environmental remediation,
  - Perform testing and monitoring of environmental work to ensure code compliance and disposal of hazardous waste.
  - Structural engineering analysis of roof structure to correct problems discovered.
- Design Change Order #2- June 2018
  - Roof research, analysis and study based on SHPO requirements.
- Design Change Order #3- September 2018
  - Roof redesign based on study in CO#2 at 100% CD
  - Research window on both wood and aluminum manufacturers
- Design Change Order #4- March 2020
  - Re-engagement of design services was negotiated after being on hold.
- Alternate Roof Proposal- 9/8/2020
- Probable Cost (COVID) Proposal- 8/19/2021
- Rebid #3 Proposal- 12/8/2021
- Flood Permit Proposal- 6/21/2022
- New water and sewer line design and permitting- 2/9/2023



**Summary of Complexity**

This is a complex renovation project due to the number of requirements and unforeseen conditions.

- **Funding sources:** FEMA Public Assistance and FTA State of Good Repair
- **Authorities Having Jurisdiction:** SHPO, Levee Board, CNO, FEMA, FTA
- **Unique Building condition:** Historic building construction, structural damage at the foundation and roof, and environmental abatement.

**Extended Overhead**

The construction schedule has been further extended due to time extensions approved for repairs resulting from unforeseen conditions at the job site. The job is scheduled to be complete in October. Our engineering subconsultants have stopped work as there is not enough budget to complete the job. We are projecting additional hours per month to be incurred for construction administration services and construction closeout activities over a 5-month period to complete construction. The situation has created hardship for all firms due to the extended overhead and effort over the last eleven years to continue this very complicated project.

**Exhibit A- Standard A/E Basic Services:** We used the industry standard Louisiana State Fee Calculator 1.2 complexity modification factor.

			A/E Fee	%	Proposed Increase
Anticipated Construction Budget	\$ 2,298,878.00	2012 Base A/E Fee	\$ 281,461.80	12.24%	
Original Contract Cost	\$ 4,742,000.00	Base A/E Fee Adjustment #1 (Proposed)	\$ 419,454.93	8.85%	\$ 137,993.13
Change Order #1 - Builder's Risk Insurance	\$ 81,890.17				
Change Order #2 - Asbestos Abatement	\$ 97,697.91				
Change Order #3 - Removal of Mis. Foundation Structure Under Slab	\$ 51,291.67				
Change Order #4 - Lead Based Paint Abatement	\$ 97,414.76				
Change Order #5 -					
Change Order #7 - Sewer Outfall Line - Plumbing Waste Pipe & Domestic Water	\$ 64,819.36				
Change Order #9 - Window and Opening Lintel and Sill	\$ 12,066.03				
Construction Budget included approved changes	\$ 5,147,179.90	Base A/E Fee Adjustment #2 (Proposed)	\$ 452,587.76	8.79%	\$ 171,125.96
Change Order #5 - Lead Abatement on top of Roof Trusses	\$ 146,110.34				
Change Order #8 - Sprinkler and Heating	\$ 67,003.92				
Change Order #10 - Unforeseen Obstruction below slab in plumbing area	\$ 3,396.31				
Construction Budget with pending change orders	\$ 5,363,690.47	Base A/E Fee Adjustment #3 (Proposed)	\$ 470,220.16	8.77%	\$ 188,758.36

Our proposed cost:

- Base fee contract adjustment - \$188,758.36
- Extended overhead fee through October - \$45,000.00

Please do not hesitate to reach out to us with questions.

Thank you,

Keely Thibodeaux, AIA  
Senior Principal